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Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



James E. Hartl, AICP
Director of Planning

July 15, 2004

TO: Supervisor Don Knabe, Chairman
Supervisor Gloria Molina
Supervisor Yvonne B. Burke
Supervisor Zev Yaroslavsky
Supervisor Michael D. Antonovich

FROM: James E. Hartl, AICP
Director of Planning

**SUBJECT: SUPPLEMENTAL INFORMATION FOR THE JULY 20, 2004
BOARD HEARING REGARDING THE ROWLAND HEIGHTS
COMMUNITY STANDARDS DISTRICT (CSD)**

This letter contains supplemental information regarding the proposed amendment to the Rowland Heights Community Standards District (CSD). In my previous correspondence, dated February 10, 2004, staff forwarded to you the CSD approved by the Regional Planning Commission (RPC), which is known as Option C, and informed you that we were preparing the additional information requested by the RPC for your consideration prior to the public hearing scheduled for July 20, 2004.

The Regional Planning Commission (RPC) approved the amendment (Option C) to the Rowland Heights CSD at their meeting on January 28, 2004. During the public hearing, the RPC heard testimony from members of the business community and several architects that the proposed development standards are too restrictive for smaller properties. In addition, other concerns were raised by the business community regarding the proposed procedures for reviewing commercial projects. In approving the CSD, the RPC instructed the planning staff to research these concerns and provide information and recommendations to your Board regarding the impact of the CSD provisions on smaller properties and other issues raised at the hearing.

In March, at the request of the First and Fourth District offices, the Department of Regional Planning (DRP) and the Community Development Commission completed the process to secure the services of a planning/mediation consultant

who could work with the business community and the residents' groups to help facilitate agreement on a version of the CSD for consideration by the Board at the public hearing. The County hired Jeffrey Lambert to mediate within the community to explore possible alternatives, and his mediation efforts have been ongoing since the beginning of April. Mr. Lambert continues to work closely with the community organizations, as well as my staff and staff from both the First and Fourth District offices.

As you are aware, the public hearing has been continued several times (March 23, May 25, June 22), to accommodate additional mediation meetings and to allow for Mr. Lambert's presentation to the Rowland Heights Community Coordinating Council (RHCCC). The RHCCC is a community organization that has historically represented the residents in Rowland Heights and Mr. Lambert presented a draft of an alternative CSD, known as the "Mediator's Alternative CSD," to obtain feedback from the group. The RHCCC has to-date formally opposed any variation from the version of the CSD approved by the RPC ("Option C"), a copy of the draft ordinance describing Option C was attached to our original letter to your Board, and is attached hereto for your convenience.

Recently, your Board has received various petitions with approximately 1100 signatures, mostly of Rowland Heights residents supporting Option C as approved by the RPC. As we understand it, the petition drive has been ongoing for several months and the most recent petitions refer to the County-sponsored mediation efforts.

I am enclosing a copy of the final version of the Mediator's Alternative CSD which has been provided to the County by Mr. Lambert. The mediator's recommendation is the result of numerous meetings and conversations between Mr. Lambert and various community representatives, community groups and organizations, planning staff, and the affected Board offices.

My staff has assisted in the mediation process by working with the mediator, coordinating meetings, and facilitating discussions with the First and Fourth District offices. We have also reviewed the public testimony from the RPC hearing, met with an architect with projects in Rowland Heights, and researched concerns about the proposed development standards and their impact on smaller properties.

Based on our work with the mediator and additional research, including a review of development standards and review processes applicable in neighboring communities, there are several modifications to the Commission-approved CSD amendment that may be appropriate, including the following revisions:

- **Setback** - Option C, approved by the RPC, included a 20 ft. setback from a public street and a 35 ft. setback for buildings greater than 20 ft. in height. It would be appropriate for your Board to consider an alternative, less restrictive method for determining building placement as recommended in the mediator's proposal, which allows a 20 ft. setback from major and secondary highways, and a 15 ft. setback from local and collector streets. Staff supports the mediator's recommendation which is reasonable and consistent with the RPC's instruction that the planning staff consider small lot constraints.
- **Landscape** – Option C included a 15% landscape requirement for lots under 1 acre in area and 10% for lots 1 acre and greater in size. It would be appropriate to consider revised landscaping requirements as recommended in the mediator's alternative, which requires a 15% landscape requirement for lots less than and equal to 30,000 sq. ft., and 10% landscape requirement for lots greater than 30,000 sq. ft. in area, with additional landscape improvement standards, including the following:
 1. Landscaping should consist of 24-inch and 36-inch box trees, 5 and 15 gallon size shrubs, and ground cover;
 2. Landscaping should occur around the entire base of the building to soften the edge between the parking lot and the structure;
 3. Planting should be used to screen less desirable areas from public view, i.e. trash enclosures, parking areas, storage areas, loading areas, and public utilities;
 4. A landscaping buffer with a minimum width of 3 ft. and height of 3 ft. should be provided between parking areas and public rights-of-way.

Although the mediator's proposal is slightly more restrictive than what the RPC approved for small lots, planning staff supports the mediator's recommendation which is a reasonable requirement and provides guidance on specific planting types, sizes, and buffering requirements.

- **Lot Coverage** – This is the most controversial standard in the community. Option C included a 33% lot coverage maximum. Based on our research, including our preparation of the attached diagrams comparing various lot coverages based on actual and proposed development on small corner lots, the proposed standard is overly restrictive and it would be appropriate to allow a larger lot coverage standard, such as 40%.

The mediator has recommended a 40% lot coverage maximum, with upper floor overhangs for non-occupied space, such as walkways, exempt

from this coverage calculation provided they have a width no greater than 5 ft. and are not used for any purpose other than for circulation. We recommend that you consider the mediator's alternative, which represents a reasonable standard.

- **Floor-Area Ratio** – Option C included a 0.5 floor-area ratio maximum. Based on our research, we believe and the mediator has confirmed it would be appropriate not to include a floor-area ratio in the CSD amendment because the setbacks, lot coverage, and use provisions are sufficient to regulate development intensity.
- **Process Thresholds** – Option C included a CUP requirement for new construction of additional floor area that generates 500 net daily trips (new construction) triggering a CUP requirement, with a discretionary director's review process for projects generating 500 or more net daily trips but not involving this type of construction.

Your Board has considerable flexibility in establishing alternative processes and thresholds for reviewing projects based upon what the RPC has already considered. Through the mediation process, the community representatives expressed concern for the trip generation standard. In the community's view, trip generation is difficult to understand and to calculate without sufficient technical information and assistance.

The mediator has recommended that, in order to simplify the process and provide more certainty to the community regarding when and under what conditions a particular review process is triggered, it would be appropriate for you to consider eliminating the trip generation thresholds and to instead consider review thresholds based on specific land uses, lot size, and/or floor area. The planning staff supports this recommendation which simplifies the process by basing the development review on land use types and the amount of development.

- **Use Limits/Parking Requirements/ Height Along Colima Road:** The mediator has recommended the following additional regulations that were developed during the mediation effort that were not included in Option C:
 1. Restaurants with greater than 2,500 sq. ft. of floor area (new construction or intensification of existing use): Require a Discretionary Director's Review with revised notification procedures and appeal procedures.
 2. On lots with an area of less than or equal to 30,000 sq. ft., new restaurants would be prohibited if the existing and new development exceeds 33% lot coverage.

3. "Take-out only" restaurants would be required to provide parking at the sit-down restaurant standard (a minimum of 10 parking spaces, where the calculation is one parking space required for every three persons based on the occupancy load of the restaurant).
4. Existing height limits in the commercial zones would remain the same (Zones C-1 and C-2: 35 ft., Zone C-3: 45 ft.), with the addition of Zone C-3 lots fronting Colima Road being limited to 2 stories within 300 ft. of the Colima Road Right-of-Way; beyond 300 ft. from Colima Road a third story would be allowed provided it was limited to office uses only.

The planning staff supports the mediator's recommendations on these additional issues. The Zoning Ordinance currently regulates some land uses through discretionary review processes and more restrictive development standards (such as lot coverage, parking, number of building stories), which is appropriate when a use or development type has the potential to create nuisance impacts.

- **Limited Discretion/Enhanced Public Notice:** We have found over the past year, that there are various alternative review processes that can be considered, including a Discretionary Director's Review and/or a Minor Conditional Use Permit process (in lieu of a full CUP) for projects containing certain land uses. The RPC had tentatively approved some of these alternative processes last year and ultimately elected not to accept a minor CUP because of certain limitations to the existing procedure relating to public hearing requests.

The mediator has recommended eliminating the CUP requirement, and retaining the Discretionary Director's Review only for restaurants with greater than 2,500 sq. ft. of floor area (new construction or intensification of existing use) with enhanced notification procedures and appeal procedures. The mediator has recommended enhancements to the proposed Discretionary Director's Review process that were not considered in Option C, including notice to property owners within a 500 ft. radius, a 15-day comment period, and notification of action to the applicant and any party who provides comments. The Director's action would be appealable to the Regional Planning Commission and/or could be called up for review by the Commission; the Commission's action may be appealed to the Board of Supervisors and/or called up for review by the Board.

The planning staff supports the mediator's recommendations on these issues because they represent a straightforward yet enhanced approach

to imposing new development standards that must be satisfied or would be subject to the County's Variance procedure.

- **Corner Lots:** The mediator has recommended the following provisions applicable to corner lots:
 1. Corner cut-off requirement: new development on corner lots would be required to maintain a triangular area measured 30 ft. from the point the two property lines intersect where no building is allowed; and
 2. Zero lot line: where feasible, buildings would be required to be located as close to interior lot lines of corner commercial parcels adjoining a commercially-zoned property, so that the building is situated furthest from the adjoining streets as possible.

The planning staff supports these recommendations on these issues because they provide reasonable development requirements for corner lots that are enhancements beyond what the RPC approved.

- **Variance Required:** Any modification to these new development standards would be considered only through the variance procedure contained in Part 2, Chapter 22.56 of the Zoning Code. The planning staff and the mediator support the variance procedure which encourages conformance to the proposed development standards.
- **Community Information:** The mediator has recommended that the CSD include a formal notification process. Under this process, the DRP would provide public information on cases filed to the various community groups. Also the Public Works Department would provide information on approved building permits to these same community groups via electronic mail and U.S. Mail. The planning staff supports the mediator's recommendation which provides the community with enhanced information services beyond what Option C proposes.

A draft ordinance amendment is attached for your consideration, incorporating the changes to the CSD recommended by the mediator and supported by the staff. A table comparing Option C with the Mediator's Alternative, and with the existing CSD, is also enclosed for your information.

Rowland Heights CSD

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Once public testimony is completed, it would be appropriate to close the public hearing and instruct County Counsel to prepare a final ordinance reflecting your preferred alternative along with any changes that your Board deems appropriate, for submission to you at a later date. Your Board has some additional time to consider this matter since the urgency ordinance currently in effect in the community was extended to April 27, 2005.

Should you have any questions, please contact me, or Julie Moore at (213) 974-6425.

JEH:jtm

Enclosures: Option C – Draft CSD Amendment Approved by the RPC
Mediator's Alternative CSD and Transmittal Letter
Lot Coverage Comparison Diagrams
Draft CSD Amendment Reflecting the Mediator's Alternative
Comparison Table: Option C and Mediator's Alternative

c: Executive Officer
County Counsel
Public Works

ORDINANCE NO. _____

An ordinance amending Title 22 – Planning and Zoning of the Los Angeles County Code to amend the Rowland Heights Community Standards District.

The Board of Supervisors of the County of Los Angeles ordains as follows:

SECTION 1. Section 22.44.132 is hereby amended to read as follows:

22.44.132 Rowland Heights Community Standards District.

A. Intent and Purpose. The Rowland Heights Community Standards District is established to implement the Rowland Heights Community Plan, adopted by the Board of Supervisors on September 1, 1981, and to address the needs of residential property owners who are unable to comply with the restrictions contained in Section 22.20.025 in the keeping or parking of recreational vehicles on their lots, due to the prevailing size, shape, topography, and development of residential lots in the area. The Rowland Heights Community Standards District establishes development standards (1) to ensure that new development retains the residential character of the area, that the appearance of signs in commercial areas is appropriate for the community, and that increased landscaping requirements, ~~and building setbacks, and commercial development~~ standards and review processes are implemented to protect the health, safety, and welfare of the community; and (2) to allow for the keeping and parking of recreational vehicles on residentially and agriculturally zoned lots in a manner that protects the health, safety, and general welfare of the entire community.

B. Description of District. The boundaries of the District are coterminous with the boundaries of the Rowland Heights Community Plan. The District boundary extends from the City of Industry on the north to Orange County on the south; the City of

Diamond Bar forms the eastern boundary, while the western boundaries consist of Hacienda Heights and the City of La Habra Heights. The Pomona Freeway, Brea Canyon Road, Fullerton Road south of Pathfinder Road, Colima Road west of Stoner Creek Road, and the Schabarum Regional Park conform to the approximate boundaries of the District. The map of the District follows this section.

C. Community-Wide Development Standards. All properties shall be neatly maintained, and yard areas that are visible from the street shall be free of debris, trash, lumber, overgrown or dead vegetation, broken or discarded furniture, and household equipment such as refrigerators, stoves, and freezers.

D. Zone-Specific Development Standards.

1. Zones A-1, A-2, R-1, and R-A.

a. Front yard landscaping. A minimum of 50 percent of the required front yard area shall contain landscaping consisting of grass, shrubs, trees, and other similar plant materials. Paved or all-gravel surfaces may not be included as part of the required landscaped area.

b. Trash containers and dumpsters stored in the front or side yard areas shall be screened from view from streets, walkways, and adjacent residences.

2. Zone C-1.

a. Modification of the following development standards shall be subject to a minor variation, as provided in subsection D.6 of this section.

i. Signs. Except as herein modified, all signs shall conform to Part 10 of Chapter 22.52.

a. (A) Roof signs shall be prohibited.

b. (B) Freestanding Business Signs.

i. (1) Freestanding business signs shall be permitted on any lot or parcel of land for each street frontage having a continuous distance of 100 feet or more.

ii. ~~(2)~~ The maximum height of a freestanding business sign shall be 20 feet.

iii. (3) The total sign area of a freestanding business sign shall not exceed 40 square feet per sign face plus one-fourth square foot of sign area for each one foot of street or highway frontage in excess of 100 feet.

iv. (4) Freestanding business signs shall not be located in nor extend above any public right-of-way, including sidewalk areas.

c. (C) Business signs.

i. (1) Wall business signs shall be limited to one square foot for each linear foot of building frontage.

ii. (2) To facilitate the identification or location of the premises in cases of emergency and for other public health, safety, and welfare purposes, business signs readable from a public right-of-way or parking area open to the general public shall include the following information on the sign:

Street address and name of the business, using Roman alphabet characters and Arabic numerals, in digits which are readable from the right-of-way or parking area.

d. (D) Awning signs. The total area of awning signs shall not exceed 25 percent of the exterior surface of each awning for the ground floor and 15 percent of the exterior surface of each awning for the second floor level.

e. (E) Sign programs for commercial centers.

i. (1) The owner or operator of a commercial center consisting of three or more businesses shall submit a sign program to the director to coordinate business signage within the commercial center. No new business sign shall be installed until the required sign program has been approved by the director.

ii. (2) The sign program shall illustrate locations, styles, and standards for potential business signs within the commercial center.

iii. (3) All new signs shall conform to the specifications set forth in the approved sign program.

iv. (4) Existing signs that are inconsistent with the approved sign program shall be replaced within five years of the approval of the sign program.

ii. Parking Lot Landscaping. Except for rooftop or interior parking, an existing or proposed parking lot with 20 or more parking spaces shall have a minimum of five percent of the gross area of the parking lot landscaped. Landscaping shall be distributed throughout the parking lot to maximize the aesthetic effect and compatibility with adjoining uses. Where appropriate, all areas of the parking lot not used for vehicle parking or maneuvering or for pedestrian movement or activity shall be landscaped.

b. Modification of the following development standards shall be subject to a variance, as provided in Part 2 of Chapter 22.56.

i. Setbacks. The minimum required setback for new structures or additions shall be 20 feet from the property line(s) along those portions of the property where there is street frontage. The 10 feet of the setback area closest to the street shall

be landscaped in a manner described in subsection D.2.b.ii below. Any building that exceeds 20 feet in height, excluding chimneys and rooftop antennas, shall be setback a minimum of 35 feet from the property line(s) along those portions of the property having street frontage.

ii. Landscaping. A minimum of 15 percent of the net lot area shall be landscaped with a lawn, shrubbery, flowers and/or trees for properties less than one acre in area and a minimum of 10 percent of net lot area shall be landscaped for properties one acre or more in area. The landscaping shall be maintained with regular pruning, weeding, fertilizing, litter removal, and replacement of plants when necessary. Incidental walkways, if needed, may be developed in the landscaped area.

iii. Buffers. A minimum setback of three feet from any property line adjoining a residential zone is required for new structures or additions. For such structures over 15 feet in height, the setback shall be increased by one foot for each additional foot of building height over 15 feet.

iv. Lot Coverage. The maximum lot coverage shall be 33 percent of the net lot area.

v. Floor-Area Ratio. The floor-area ratio (FAR) for all buildings on a parcel of land shall not exceed 0.5. Cellar floor space, parking floor space with necessary interior driveways and ramps thereto, or space within a roof structure penthouse for the housing of operating equipment or machinery shall not be included in determining the floor-area ratio.

vi. Architectural Features. At least 25 percent of the building façade, facing a street or a residential zone, shall be differentiated by recessed

windows, offset planes, or other similar architectural details. Long, unbroken façades are prohibited.

vii. Deceleration/Acceleration Lane. A dedicated deceleration/acceleration lane shall be provided where a parcel has 600 feet or more of street frontage, such lane shall be designed, dedicated, and improved subject to the requirements of the Department of Public Works.

viii. Nonconforming Buildings and Structures. Buildings and structures which are not in conformance with the standards as contained in subsection D.2 of this section may be continued subject to the conditions contained in Part 10 of Chapter 22.56.

c. Review of Projects.

i. Construction of building(s), addition(s) to existing building(s), or a change or intensification of use whose requested use generates less than 500 net daily vehicle trips shall require a ministerial director's review as described in subsection D.2.d.

ii. A change or intensification of use where no additional floor area is added to an existing structure and that generates 500 or more net daily vehicle trips shall require a discretionary director's review as described in subsection D.2.e.

iii. Construction of building(s) and addition(s) to existing building(s) where additional floor area is added whose requested use generates 500 or more net daily vehicle trips shall require a conditional use permit as described in subsection D.2.f.

iv. Determination of Net Daily Vehicle Trips.

(A) For purposes of this section, net daily vehicle trips means the difference between the number of daily vehicle trips generated by a proposed use and the number of daily vehicle trips generated by the previous use which existed on the site.

(B) The number of net daily vehicle trips shall be determined by the director of planning in accordance with the trip generation standards published and periodically updated by the Institute of Transportation Engineers, in consultation with the Department of Public Works.

(C) Uses not specified. Where trip generation standards for any use are not specified in the trip generation standards published by the Institute of Transportation Engineers, the net daily vehicle trips shall be based upon the standards for the most comparable use as determined by the director of planning in consultation with the Department of Public Works.

(D) The net daily vehicle trips shall be calculated by subtracting the daily vehicle trips for the previous or existing use on the site from the daily vehicle trips for the proposed use, as determined by the director of planning in consultation with the Department of Public Works. A use which has been vacant for two or more years shall be deemed to have a daily trip count of zero.

d. Ministerial Director's Review. Projects as described in subsection D.2.c.i of this section shall require a ministerial director's review as provided in Part 12 of Chapter 22.56 in compliance with the principles and standards described in Section 22.56.1690.A.

e. Discretionary Director's Review. Projects as described in subsection D.2.c.ii of this section shall require a discretionary director's review , as provided in Part 12 of Chapter 22.56 and in compliance with the principles and standards described in Section 22.56.1690.B. In addition, the discretionary director's review shall be subject to the provisions of the California Environmental Quality Act, Public Resources Code Division 13, and shall undergo an environmental review. Conditions may be imposed for purposes of mitigating impacts relating to avoidance of traffic congestion, prevention of adverse effects on neighboring properties, or other such considerations. In addition to the procedures described in Part 12 of Chapter 22.56, the following shall also be required:

i. Application materials. The following application materials shall be submitted by the applicant:

(A) A list, certified by affidavit or statement under penalty of perjury, of the names and addresses of all persons who are shown on the latest available assessment roll of the county of Los Angeles as owners of the subject property and as owning property within a distance of 200 feet from the exterior boundaries of the subject property;

(B) Two sets of completed mailing labels for the above-stated owners; and

(C) A map drawn to a scale specified by the director indicating where all such ownerships are located.

ii. Application fee. When an application for a discretionary director's review is filed, it shall be accompanied by the filing fee as set forth in Section

22.60.100 of this code, equal to that required for a site plan review for commercial and industrial projects over 20,000 square feet in size and any related environmental review fee as set forth in Section 12.04.020 of Title 12.

iii. Notification that an application has been filed. Notwithstanding the requirements of Section 22.56.1730, the director shall send notice of a request for a discretionary director's review site plan to all persons shown on the list required by subsection D.2.e.i(A) and such other persons whose property might in the director's judgment be affected by such project, including but not limited to homeowners associations and civic organizations. The notice shall describe the project and inform the recipient that written comments for consideration may be submitted to the director within 20 days of receipt of the notice by the applicant.

iv. Notification of decision. Notwithstanding the requirements of Section 22.56.1730, the director shall notify the applicant, persons who submitted written comments, and other persons requesting notification, including but not limited to homeowners associations and civic organizations, of the decision made by the director on the application, by first class mail, postage prepaid, or other means deemed appropriate by the director.

v. Calls for review. Decisions of the director on discretionary director's review applications may be called up for review by the commission according to the calls-for-review provisions of Sections 22.60.220, 22.60.230, 22.60.240, and 22.60.260. The decision of the commission shall be final.

vi. Rights of appeal. Notwithstanding the requirements of Section 22.56.1750, any person dissatisfied with the action of the director may file an appeal

from such action. Such appeal shall be filed with the commission within 20 days following notification of receipt of the notice of decision by the applicant. The decision of the commission shall be final. The appeal filing requirements, procedures, and effective dates shall be in accordance with the provisions of Sections 22.60.220, 22.60.230, 22.60.240, and 22.60.260.

vii. Effective Dates.

(A) Notwithstanding the requirements of Section 22.56.1750, the decision of the director shall become effective 20 days after receipt of the notice of decision by the applicant, unless appealed to or called up for review by the commission prior to that date.

(B) The decision of the commission shall become effective on the date of the commission's action. A notice of decision shall be sent pursuant to subsection D.2.e.iv of this section.

f. Conditional use permit. Projects as described in subsection D.2.c.iii of this section shall require a conditional use permit as provided in Part 1 of Chapter 22.56.

3. Zone C-2.

a. The standards, review and permit provisions prescribed for Zone C-1, as contained in subsection D.2, shall apply to Zone C-2 with the exception of the sign area of freestanding business signs as specified in subsection D.2.b.a.iii-i(B)(3).

b. Freestanding Signs. The total sign area of a freestanding sign shall not exceed 80 square feet per sign face plus three-fourth square foot of sign area for each one foot of street or highway frontage in excess of 100 feet.

~~c. Where a parking lot containing more than 20 parking spaces exists or is proposed, at least 5 percent of the gross area of the parking lot shall be landscaped. Landscaping shall be distributed throughout the parking lot to maximize the aesthetic effect and compatibility with adjoining uses. Where appropriate, all areas of the parking lot not used for vehicle parking or maneuvering or for pedestrian movement or activity shall be landscaped. This subsection shall not apply to a parking lot within or on the roof of a building.~~

~~d. The minimum required setback for new structures or additions shall be ten feet from the property line(s) along those portions of the property where there is street frontage. The ten feet of the setback area closest to the street shall be landscaped in accordance with an approved site plan.~~

~~e. A minimum setback of three feet from any property line adjoining a residential zone is required for new structures or additions. For such structures over 15 feet in height, the setback shall be increased by one foot for each additional foot of building height over 15 feet.~~

4. Zone C-3.

a. The standards, review and permit provisions prescribed for Zone C-2, as contained in subsection D.3, shall apply to Zone C-3.

b. Building Height. A building or structure shall not exceed a height of 45 feet above grade, excluding chimneys and rooftop antennas.

5. Zones M-1 and M-1½. For every lot or parcel of land in the zone which is used for a use allowed in Zone C-3, as described in Part 5 of Chapter 22.28, the

standards, review and permit provisions prescribed in Zone C-3, as contained in subsection D.4, shall apply.

5. 6. Minor Variations.

a. The director may permit minor variations from the following standards specified in subsections:

- i. height of freestanding business signs as specified in subsection D.2.b.ii-a.i(B)(2);
- ii. sign area of freestanding business signs as specified in subsection D.2.b.iii-a.i(B)(3);
- iii. wall business signs as specified in subsection D.2.c.i-a.i(C)(1);
- iv. awning signs as specified in subsection D.2.d-a.i(D);
- v. freestanding business signs as specified in subsection D.3.b₇; and
- vi. parking lot landscaping, as it applies to existing parking lots as of the effective date of this subsection, as specified in subsection D.32.ea.ii.

~~of this section where an applicant's request for a minor variation demonstrates to the satisfaction of the director all of the following:~~

i. b. Burden of Proof. To be granted a minor variation, the applicant shall show, to the satisfaction of the director of planning:

i. that ~~the~~ application of these standards would result in practical difficulties or unnecessary hardships inconsistent with the goals of the Rowland Heights Community Plan;

ii. ~~that~~ There are exceptional circumstances or conditions applicable to the subject property or to the intended development of the property that do not generally apply to other properties within the District; and

iii. ~~that~~ Granting the requested minor variation will not be materially detrimental to properties or improvements in the area or contrary to the goals of the Rowland Heights Community Plan.

b. ~~c.~~ Procedure. The procedure for filing a request for a minor variation shall be the same as for a yard modification as provided in Section 22.48.180.

~~c.~~ i. All property owners within ~~400~~ 200 feet of the subject property shall be notified in writing of the requested minor variation not less than 20 days prior to the date the director takes action on the request.

d. A minor variation shall not deviate more than 25 percent from the applicable development standards identified in subsection D.56.a.

7. Variance required. Modification of standards contained in subsections D.2.b and D.4.b of this section shall require a variance, as provided in Part 2 of Chapter 22.56. A conditional use permit shall not be used to modify any standards contained in subsections D.2.b and D.4.b of this section nor building height standards as contained in Section 22.28.120.E for the C-1 zone and Section 22.28.170.C for the C-2 zone.

~~68.~~ Recreational Vehicle Parking -- Residential and Agricultural Zones.

a. Definition. As used in this subsection D-~~68~~, "recreational vehicle" means a camper, camp trailer, travel trailer, house car, motor home, trailer bus, trailer coach or similar vehicle, with or without motive power, designed for human habitation for recreational or emergency occupancy. A recreational vehicle includes a boat, other

watercraft, snowmobile, off-road vehicle that cannot legally be driven on public streets, and other similar types of vehicles. A trailer, whether open or enclosed, used to carry or tow property such as animals, boats or other watercraft, snowmobiles, off-road vehicles, racecars or other similar vehicles is also a recreational vehicle. Where a recreational vehicle is on or attached to such a trailer, they shall together be considered one recreational vehicle. A recreational vehicle shall not include a pickup truck used for transportation to which a camper shell has been attached.

b. A recreational vehicle may be kept, stored, parked, maintained, or otherwise permitted on a lot or parcel of land in Zones A-1, A-2, R-1, R-2, R-3, R-4, R-A, and RPD subject to the following restrictions:

i. A recreational vehicle shall not be kept, stored, parked, maintained, or otherwise permitted within five feet of the front lot line or corner side lot line;

ii. No portion of a recreational vehicle exceeding 36 inches in height shall be kept, stored, parked, maintained, or otherwise permitted within 10 feet of the front lot line or corner side lot line;

iii. No more than one recreational vehicle may be kept, stored, parked, maintained, or otherwise permitted in the front yard, corner side yard, or any additional area situated between the corner side yard and the rear lot line;

iv. No recreational vehicle shall be kept, stored, parked, maintained, or otherwise permitted in a manner that prevents access to any required covered parking on the same lot or parcel of land;

v. A recreational vehicle may be kept, stored, parked, maintained, or otherwise permitted only on premises owned or occupied by the owner of the vehicle;

vi. No disabled or otherwise nonfunctional recreational vehicle shall be kept, stored, parked, maintained, or otherwise permitted in the front yard or corner side yard;

vii. A recreational vehicle shall be kept, stored, parked, maintained, or otherwise permitted so as to maintain unobstructed line-of-sight for pedestrians and motorists using the public right-of-way; and

viii. A recreational vehicle shall be kept, stored, parked, maintained, or otherwise permitted so as not to constitute a health or safety hazard.

c. A yard modification may be filed with the director pursuant to Section 22.48.180 to authorize the parking or storing of a recreational vehicle within 10 feet of the front lot line or corner side lot line; provided, however, that under no circumstances shall a recreational vehicle be parked closer than five feet from the front or corner side lot lines. An application for a yard modification under this subsection shall be supported by evidence substantiating that the requested modification is necessary due to topographic features or other conditions in that compliance with the 10-foot setback line would create an unnecessary hardship or unreasonable regulation or where it is obviously impractical to require compliance with the setback line. The director may approve a yard modification if the director finds that parking or storing a recreational vehicle at the proposed location will not compromise pedestrian or motorist line-of-sight or other applicable safety standards as determined by the director, and that the applicant has substantiated to the satisfaction of the director that, due to topographic features or other conditions, compliance with the 10-foot setback line would create an

unnecessary hardship or unreasonable regulation or where it is obviously impractical to require compliance with the setback line.

E. Area-specific Development Standards (Reserved).

Jeffrey Lambert, AICP

June 28, 2004

James E. Hartl, AICP, Director
Los Angeles County
Department of Regional Planning
320 West Temple Street, Rm. 1390
Los Angeles, CA 90012

Subject: Rowland Heights Community Standards District
Report on Mediation/Planning Services

Dear Mr. Hartl:

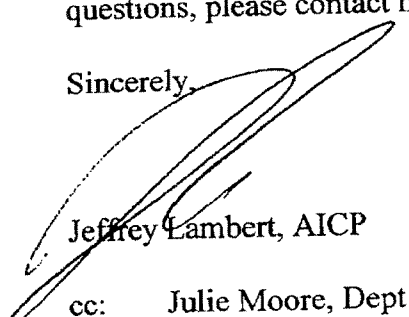
With this letter I submit my recommendation to you and the Los Angeles County Board of Supervisors regarding the Rowland Heights Community Standards District (RHCSO). It has been my pleasure to serve the County of Los Angeles in the capacity of mediator/planner. I believe we have made good progress toward a RHCSO that addresses the concerns of all parties in that community; the attached RHCSO will help preserve the quality of life in Rowland Heights, while allowing new commercial development.

As you know, I have had several meetings with the parties: namely the Rowland Heights Community Coordinating Council and the Rowland Heights Chamber of Commerce. It is clear to all that Rowland Heights has experienced significant changes over the last few decades. It is also understood that more changes will come and we need to work together to ensure a good quality residential and business experience.

I have enjoyed working with your staff, particularly Julie Moore, who has been available nearly 24/7 to discuss the various issues related to this effort. I am pleased that both the First District and Fourth District Supervisors' offices are engaged in this discussion and believe we have come up with a RHCSO that they can support.

I continue to be available to assist the County as you prepare the appropriate documents to take this item before the Board of Supervisors on July 20, 2004. If you have any questions, please contact me.

Sincerely,



Jeffrey Lambert, AICP

cc: Julie Moore, Dept of Regional Planning

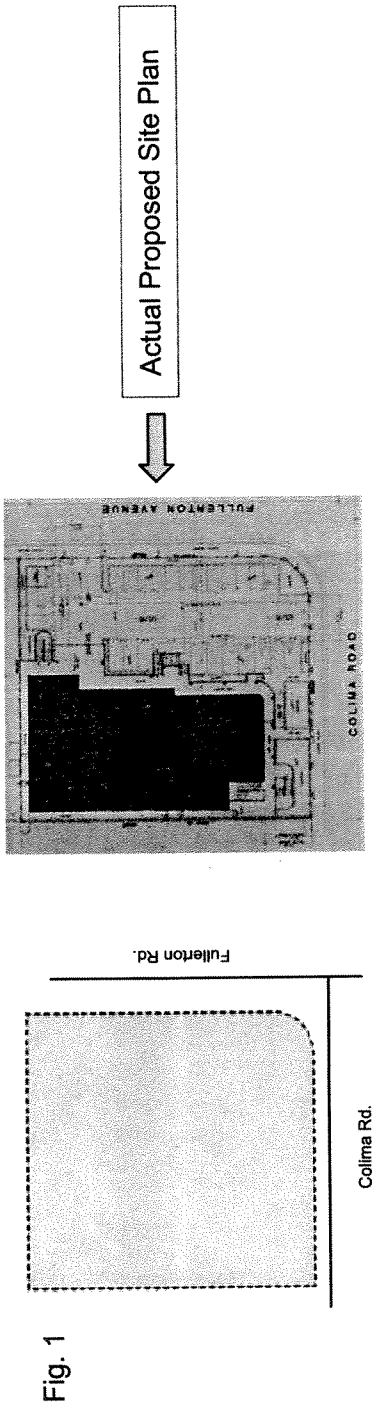
13842 Davana Terrace, Sherman Oaks, CA 91423
(818) 907-0294 (office) (818) 605-1506 (cell)

	Existing CSD	Alternative CSD
Applicable Zones	Commercial	Commercial/Industrial
Use Limits/Parking	N/A	New Restaurants >2,500 sq. ft. (new construction or intensification of existing use) require a Discretionary Director's Review On lots ≤ 30,000 square feet, restaurants are prohibited for all projects (new construction or intensification of use) that exceed a lot coverage of 33% All restaurants, including "take-out only," shall provide 1 parking space per each 3 persons based on occupancy load; however, all restaurants shall provide a minimum of 10 spaces. 20 feet from property line along major/secondary highways 15 feet from property line along local/collector streets All corner lots shall maintain for safety vision purposes a triangular area measured 30 feet from the point the two property lines intersect. (A further description will be included in the ordinance language.)
Setbacks	10 feet from property line	
Corner lots	N/A	
Height Limits	C-1 and C-2 Zones: 35 feet C-3 zones: 45 feet	C-1 and C-2 zones – 35 feet C-3 zones – 45 feet (C-3 properties fronting on Colima would be limited to 2 stories within 300 feet of Colima; beyond 300 feet from Colima, a 3 rd story would be allowed provided it was limited to office uses only)
Landscape	10%	15 % of net lot area for lots ≤ 30,000 square feet 10 % of net lot area for lots > 30,000 square feet Include landscaping improvement standards: <ul style="list-style-type: none"> ▪ Landscaping should consist of 24-inch and 36-inch box trees, 5 and 15 gallon size shrubs, and ground cover ▪ Landscaping should occur around the entire base of the building to soften the edge between the parking lot and the structure ▪ Planting should be used to screen less desirable areas from public view, i.e. trash enclosures, parking areas, storage areas, loading areas, and public utilities ▪ A landscaping buffer with a minimum width of 3 feet and height of 3 feet should be provided between parking areas and public rights-of-way
Lot Coverage	90%	40% on all lots within the CSD (Upper floor overhangs, for non-occupied space such as walkways are exempt from this calculation provided they have a width of no greater than 5 feet and are not used for any purpose other than circulation)
Ingress / Egress Lane	N/A	Parcel has 600 feet or more continuous street frontage (on one street)
Architectural Features	N/A	25% of a building's exterior walls
Zero Lot Line	Allowed	Required zero set back where feasible on portions of corner commercial parcels adjoining commercially zoned property

- Public Information – The County’s “Cases Filed Report” shall be provided to the Rowland Heights Community Coordinating Council, Rowland Heights Chamber of Commerce, Rowland Heights Residents Association, and other community groups. In addition, the Board of Supervisors would direct Planning to also provide a list of approved Plot Plans to the same recipients and direct Public Works to provide a list of approved building permits to the same list of recipients. These would be provided electronically and in hard copy.
- Public Notice – public notices would be provided to nearby property owners (as required by the code) for discretionary permits and this notice would also be provided to the RHCCC, RH Chamber of Commerce, RH Residents Association.
- Discretionary Director’s Review process – Application Submittal → Notice to property owners within a 500 foot radius → 15 day comment period → Director makes determination and provides notice of action to applicant and any party who provided comments → Director’s action may be appealed to the Planning Commission and/or called up to the Planning Commission by the Supervisor’s Office → if appealed, the Planning Commission would conduct a public hearing and make a decision – the Planning Commission’s action may be appealed to the Board of Supervisors and/or called up to the Board – if appealed or called up, the Board of Supervisors would conduct a public hearing and make a final decision.
- Variations from new standards – the normal County variance process would be required.

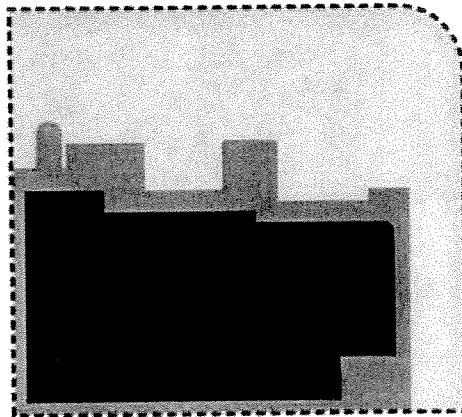
RHCSD.final.mediator.recommendation

Rowland Heights Lot Coverage Comparison DRAFT



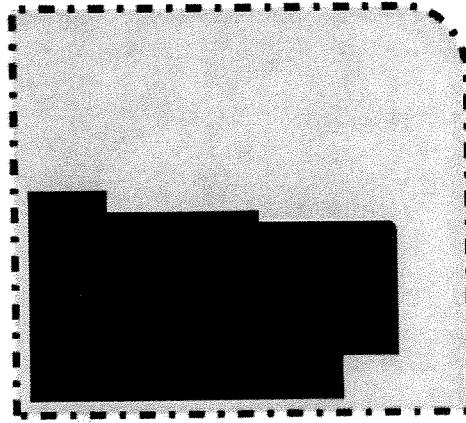
Property at NW corner of Colima and Fullerton. The property is approximately 24,000 sq. ft.

Fig. 2



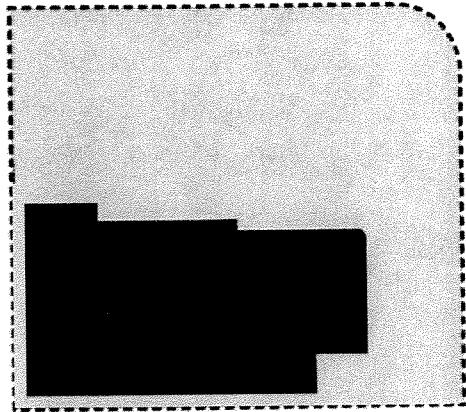
Lot coverage is 38% for ground level enclosed building space. Lot coverage is 49% (including stairwells, upper level walkways/overhangs that are used for access purposes only, non-usable space).

Fig. 3



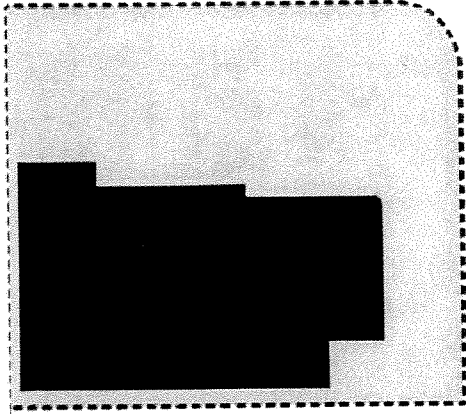
Lot coverage is 38%, without overhang

Fig. 4



Lot coverage at 33%

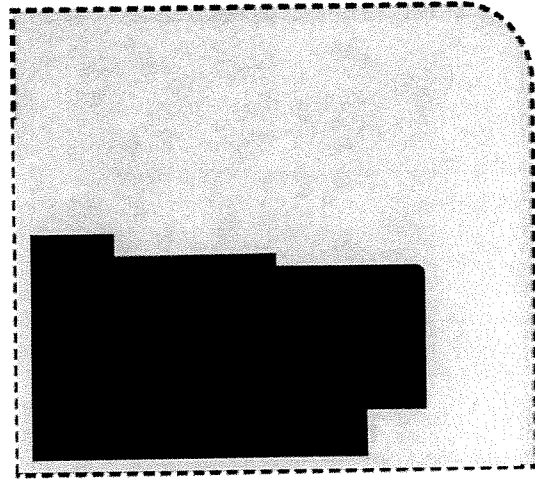
Fig. 5



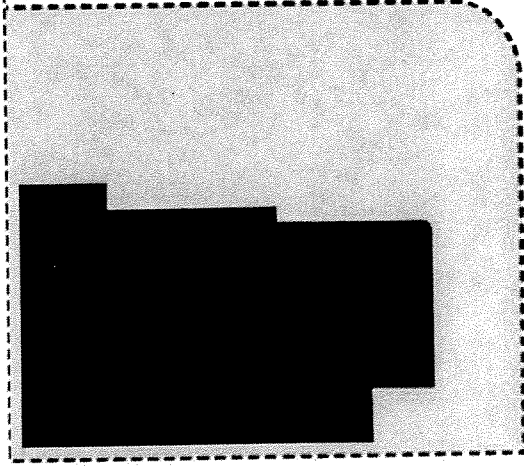
Lot coverage at 40%

Rowland Heights Lot Coverage Comparison *DRAFT*

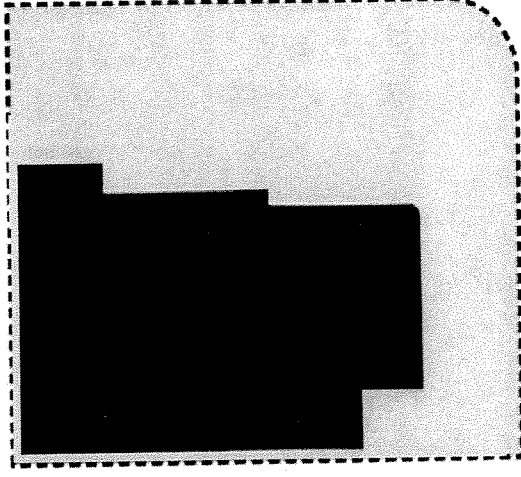
Property at NW corner of Colima and Fullerton. The property is approximately 24,000 sq. ft.



Lot coverage at 33%



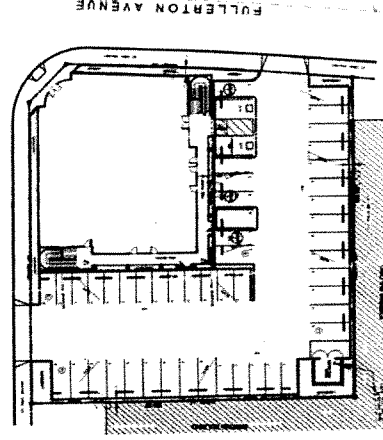
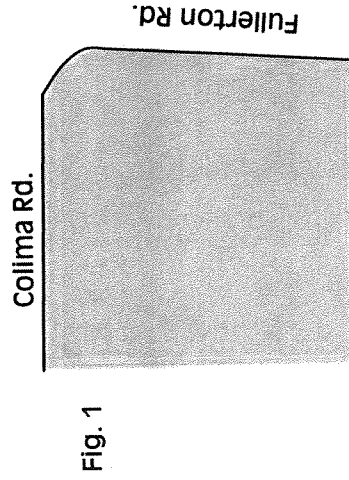
Lot coverage at 40%



Lot coverage at 45%

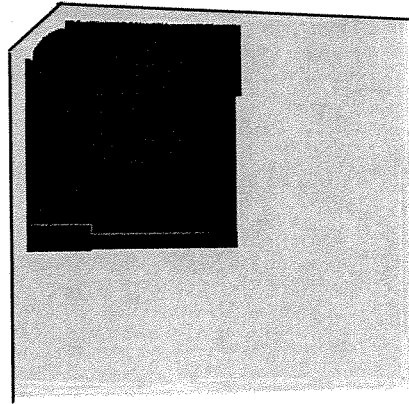
Rowland Heights Building Setback Comparison

DRAFT



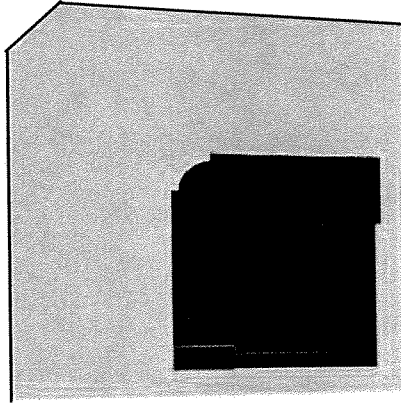
Property at SW corner of Colima and Fullerton. The property is approximately 23, 075 sq. ft. with an existing building.

Fig. 2



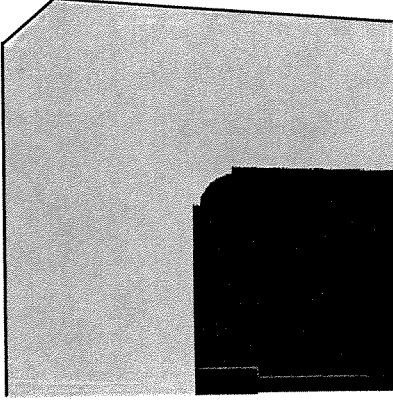
Building at present location.

Fig. 3



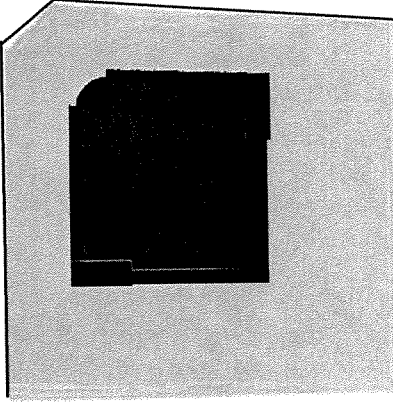
Building pushed back farther on site

Fig. 4



Building at zero lot line.

Fig. 5



Building with 20 ft. setback

ORDINANCE NO. _____

An ordinance amending Title 22 – Planning and Zoning of the Los Angeles County Code to amend the Rowland Heights Community Standards District.

The Board of Supervisors of the County of Los Angeles ordains as follows:

SECTION 1. Section 22.44.132 is hereby amended to read as follows:

22.44.132 Rowland Heights Community Standards District.

A. Intent and Purpose. The Rowland Heights Community Standards District is established to implement the Rowland Heights Community Plan, adopted by the Board of Supervisors on September 1, 1981, and to address the needs of residential property owners who are unable to comply with the restrictions contained in Section 22.20.025 in the keeping or parking of recreational vehicles on their lots, due to the prevailing size, shape, topography, and development of residential lots in the area. The Rowland Heights Community Standards District establishes development standards (1) to ensure that new development retains the residential character of the area, that the appearance of signs in commercial areas is appropriate for the community, and that increased landscaping requirements, ~~and building setbacks, and commercial development~~ standards and review processes are implemented to protect the health, safety, and welfare of the community; and (2) to allow for the keeping and parking of recreational vehicles on residentially and agriculturally zoned lots in a manner that protects the health, safety, and general welfare of the entire community.

B. Description of District. The boundaries of the District are coterminous with the boundaries of the Rowland Heights Community Plan. The District boundary extends from the City of Industry on the north to Orange County on the south; the City of

Diamond Bar forms the eastern boundary, while the western boundaries consist of Hacienda Heights and the City of La Habra Heights. The Pomona Freeway, Brea Canyon Road, Fullerton Road south of Pathfinder Road, Colima Road west of Stoner Creek Road, and the Schabarum Regional Park conform to the approximate boundaries of the District. The map of the District follows this section.

C. Community-Wide Development Standards. All properties shall be neatly maintained, and yard areas that are visible from the street shall be free of debris, trash, lumber, overgrown or dead vegetation, broken or discarded furniture, and household equipment such as refrigerators, stoves, and freezers.

D. Zone-Specific Development Standards.

1. Zones A-1, A-2, R-1, and R-A.

a. Front yard landscaping. A minimum of 50 percent of the required front yard area shall contain landscaping consisting of grass, shrubs, trees, and other similar plant materials. Paved or all-gravel surfaces may not be included as part of the required landscaped area.

b. Trash containers and dumpsters stored in the front or side yard areas shall be screened from view from streets, walkways, and adjacent residences.

2. Zone C-1.

a. Signs. Except as herein modified, all new signs shall conform to Part 10 of Chapter 22.52.

a. i. Roof signs shall be prohibited.

b. ii. Freestanding Business Signs.

i. (A) Freestanding business signs shall be permitted on any lot or parcel of land for each street frontage having a continuous distance of 100 feet or more.

ii. (B) The maximum height of a freestanding business sign shall be 20 feet.

iii. (C) The total sign area of a freestanding business sign shall not exceed 40 square feet per sign face plus one-fourth square foot of sign area for each one foot of street or highway frontage in excess of 100 feet.

iv. (D) Freestanding business signs shall not be located in nor extend above any public right-of-way, including sidewalk areas.

e. iii. Business signs.

i. (A) Wall business signs shall be limited to one square foot for each linear foot of building frontage.

ii. (B) To facilitate the identification or location of the premises in cases of emergency and for other public health, safety, and welfare purposes, business signs readable from a public right-of-way or parking area open to the general public shall include the following information on the sign:

Street address and name of the business, using Roman alphabet characters and Arabic numerals, in digits which are readable from the right-of-way or parking area.

d. iv. Awning signs. The total area of awning signs shall not exceed 25 percent of the exterior surface of each awning for the ground floor and 15 percent of the exterior surface of each awning for the second floor level.

e. v. Sign programs for commercial centers consisting of three or more businesses.

i. (A) The owner or operator of a commercial center ~~consisting of three or more businesses~~ shall submit a sign program to the director to coordinate business signage within the commercial center. No new business sign shall be installed until the required sign program has been approved by the director.

ii. (B) The sign program shall illustrate a similarity or harmonious combination of locations, styles, and other standards including, but not limited to ranges of: sign sizes; sign colors; font styles; and sign materials for potential business signs within a commercial center.

iii. (C) All new signs shall conform to the specifications set forth in the approved sign program.

iv. ~~Existing signs that are inconsistent with the approved sign program shall be replaced within five years of the approval of the sign program.~~ (D) All commercial centers shall submit and obtain approval from the Director of Planning for a sign program according to the above specifications and consistent with the provisions in subsection D.2 by January 1, 2006.

b. Parking Lot Landscaping. Except for rooftop or interior parking, an existing or proposed parking lot with 20 or more parking spaces shall have a minimum of five percent of the gross area of the parking lot landscaped. Landscaping shall be distributed throughout the parking lot to maximize the aesthetic effect and compatibility with adjoining uses. Where appropriate, all areas of the parking lot not

used for vehicle parking or maneuvering or for pedestrian movement or activity shall be landscaped.

c. Setbacks. For properties located along major or secondary highways, all new buildings and additions shall have a minimum setback of 20 feet from the front property line. For properties located along all other streets, all new buildings and additions shall have a minimum setback of 15 feet from the front property line. The 10 feet of the setback area closest to the street shall be landscaped in a manner described in subsection D.2.d below.

d. Landscaping. A minimum of 15 percent of the net lot area shall be landscaped for properties less than or equal to 30,000 square feet in area and a minimum of 10 percent of the net lot area shall be landscaped for properties greater than 30,000 square feet in area. The landscaping shall consist of 24-inch and 36-inch box trees, 5 and 15 gallon-size shrubs, and ground cover. The landscaping shall occur around the entire base of the building between the parking area and the structure. Landscaping shall be used to screen trash enclosures, parking areas, storage areas, loading areas, or public utilities from public view, to the extent that such landscape does not prevent access thereto. A landscape buffer with a minimum width of three feet and a height of three feet shall be provided between parking areas and public rights-of-way. The landscaping shall be maintained with regular pruning, weeding, fertilizing, litter removal, and replacement of plants when necessary. Incidental walkways, if needed, may be developed in the landscaped area.

e. Buffers. A minimum setback of three feet from any property line adjoining a residential zone is required for new structures or additions. For such

structures over 15 feet in height, the setback shall be increased by one foot for each additional foot of building height over 15 feet, applicable to those portions of the building above 15 feet.

f. Lot Coverage. The maximum lot coverage shall be 40 percent of the net lot area. Upper floor overhangs, for non-occupied space such as walkways, are exempt from the lot coverage calculation provided they have a maximum width of five feet and are not used for any purpose other than circulation. On properties less than or equal to 30,000 square feet in net lot area, new restaurants are prohibited for all existing or new developments that exceed 33 percent lot coverage.

g. Architectural Features. At least 25 percent of the building façade, facing a street or a residential zone, shall be differentiated by recessed windows, offset planes, or other similar architectural details. Long, unbroken façades are prohibited.

h. Deceleration/Acceleration Lane. A dedicated deceleration/acceleration lane shall be provided where a parcel has 600 feet or more of continuous street frontage on a single street. Such lane shall be designed, dedicated, and improved subject to the requirements of the Department of Public Works.

i. Corner Properties.

i. Corner Cut-off. All corner and reverse corner properties shall maintain for safety vision purposes a triangular area, two sides of which shall each be 30 feet in length, measured from the point formed by the intersection of the front and exterior side property lines. The third side of the triangle shall be formed by a straight line connecting the two mentioned points which are distant 30 feet from the intersection of the front and exterior side property lines. Within the area comprising the triangle, no

tree, fence, shrub, nor other physical obstruction higher than forty-two inches above the established grade shall be permitted.

ii. Zero Lot Line. All new buildings and additions shall have a zero setback from the rear and interior side property lines where feasible and where the property lines adjoin commercially zoned properties.

j. Parking for Off-Site Dining Establishments. Notwithstanding, Subsection A.2 of Section 22.52.1110, a new eating establishment selling food for off-site consumption and having no seating or other areas for on-site eating, shall provide parking in the amount required by Subsection A.1 of Section 22.52.1110, and shall be subject to a minimum of 10 automobile parking spaces.

k. Nonconforming Buildings and Structures. Buildings and structures which are not in conformance with the standards as contained in subsection D.2 of this section may be continued subject to the conditions contained in Part 10 of Chapter 22.56.

l. Review Process for Restaurants. New restaurants, consisting of either new construction or intensification of an existing use, where the new floor area of the restaurant use is greater than 2,500 square feet shall be subject to a discretionary director's review as contained in subsection D.2.m of this section.

m. Discretionary Director's Review. Projects as described in subsection D.2.l of this section shall require a discretionary director's review as described below. In addition to the procedures described in Part 12 of Chapter 22.56, the following shall also be required:

i. Application materials. The following application materials shall be submitted by the applicant:

(A) A list, certified by affidavit or statement under penalty of perjury, of the names and addresses of all persons who are shown on the latest available assessment roll of the county of Los Angeles as owners of the subject property and as owning property within a distance of 500 feet from the exterior boundaries of the subject property;

(B) Two sets of completed mailing labels for the above-stated owners; and

(C) A map drawn to a scale specified by the director indicating where all such ownerships are located.

ii. Application fee. When an application for a discretionary director's review is filed, it shall be accompanied by the filing fee as set forth in Section 22.60.100 of this code, equal to that required for a site plan review for commercial and industrial projects over 20,000 square feet in size and any related environmental review fee as set forth in Section 12.04.020 of Title 12.

iii. Notification that an application has been filed. Notwithstanding the requirements of Section 22.56.1730, the director shall send notice of a request for a discretionary director's review site plan to all persons shown on the list required by subsection D.2.m.i(A) and such other persons whose property might in the director's judgment be affected by such project, including but not limited to homeowners associations and civic organizations. The notice shall describe the project and inform

the recipient that written comments for consideration may be submitted to the director within 15 days of receipt of the notice by the applicant.

iv. Director's decision. The director, in acting upon any application as provided in this subsection, shall approve, approve with conditions, or deny the proposed use as requested in the application and as indicated in the required site plan based on the principles and standards described in Section 22.56.1690.B. Conditions may be imposed for purposes of mitigating impacts relating to avoidance of traffic congestion, prevention of adverse effects on neighboring properties, or other such considerations. In addition, the discretionary director's review shall be subject to the provisions of the California Environmental Quality Act, Public Resources Code Division 13, and shall undergo an environmental review.

v. Notification of decision. Notwithstanding the requirements of Section 22.56.1730, the director shall notify the applicant, persons who submitted written comments, and other persons requesting notification, including but not limited to homeowners associations and civic organizations, of the decision made by the director on the application, by first class mail, postage prepaid, or other means deemed appropriate by the director.

vi. Calls for review. Decisions of the director on discretionary director's review applications may be called up for review by the commission according to the calls for review provisions of Sections 22.60.220, 22.60.230, 22.60.240, and 22.60.260. Decisions of the commission on discretionary director's review applications may be called up for review by the board of supervisors according to the calls for review provisions of Sections 22.60.220, 22.60.230, 22.60.240, 22.60.250, and 22.60.260.

vii. Rights of appeal. Notwithstanding the requirements of Section 22.56.1750, any person dissatisfied with the action of the director may file an appeal from such action. Such appeal shall be filed with the commission within 15 days following notification of receipt of the notice of decision by the applicant. Any person dissatisfied with the action of the commission may file an appeal from such action. Such appeal shall be filed with the board of supervisors within eight days following notification of receipt of the notice of decision by the applicant. The appeal filing requirements, procedures, and effective dates shall be in accordance with the provisions of Sections 22.60.220, 22.60.230, 22.60.240, 22.60.250, and 22.60.260.

viii. Effective Dates.

(A) Notwithstanding the requirements of Section 22.56.1750, the decision of the director shall become effective 15 days after receipt of the notice of decision by the applicant, unless appealed or called up for review by the commission prior to that date.

(B) The decision of the commission shall become effective eight days after receipt of the notice by the applicant, unless called up for review by or appealed to the board of supervisors prior to that date.

(C) The decision of the board of supervisors shall become effective on the date of the board's action. A notice of decision shall be sent pursuant to subsection D.2.m.v of this section.

3. Zone C-2.

a. The standards, review and permit provisions prescribed for Zone C-1, as contained in subsection D.2, shall apply to Zone C-2 with the exception of the sign area of freestanding business signs as specified in subsection D.2.b.a.iii(C).

b. Freestanding Signs. The total sign area of a new freestanding sign shall not exceed 80 square feet per sign face plus three-fourth square foot of sign area for each one foot of street or highway frontage in excess of 100 feet.

~~c. Where a parking lot containing more than 20 parking spaces exists or is proposed, at least 5 percent of the gross area of the parking lot shall be landscaped. Landscaping shall be distributed throughout the parking lot to maximize the aesthetic effect and compatibility with adjoining uses. Where appropriate, all areas of the parking lot not used for vehicle parking or maneuvering or for pedestrian movement or activity shall be landscaped. This subsection shall not apply to a parking lot within or on the roof of a building.~~

~~d. The minimum required setback for new structures or additions shall be ten feet from the property line(s) along those portions of the property where there is street frontage. The ten feet of the setback area closest to the street shall be landscaped in accordance with an approved site plan.~~

~~e. A minimum setback of three feet from any property line adjoining a residential zone is required for new structures or additions. For such structures over 15 feet in height, the setback shall be increased by one foot for each additional foot of building height over 15 feet.~~

4. Zone C-3.

a. The standards, review and permit provisions prescribed for Zone C-2, as contained in subsection D.3, shall apply to Zone C-3.

b. Building Height. A building or structure shall not exceed a height of 45 feet above grade, excluding chimneys and rooftop antennas.

c. Building Stories. For properties fronting on Colima Road, new buildings located within 300 feet of Colima Road shall contain a maximum of two stories. New buildings may contain three stories or existing buildings may have a third story constructed provided that the buildings are located more than 300 feet from Colima Road and that the third story shall only be occupied by office uses.

5. Zones M-1 and M-1½. For every lot or parcel of land in the zone which is used for a use allowed in Zone C-3, as described in Part 5 of Chapter 22.28, the standards, review and permit provisions prescribed in Zone C-3, as contained in subsection D.4, shall apply.

5.6. Minor Variations.

a. The director may permit minor variations from the following standards specified in subsections:

i. height of freestanding business signs as specified in subsection

D.2.b.ii-a.ii(B);

ii. sign area of freestanding business signs as specified in subsection

D.2.b.iii-a.ii(C);

iii. wall business signs as specified in subsection D.2.c.i-a.iii(A);

iv. awning signs as specified in subsection D.2.d-a.iv;

v. freestanding business signs as specified in subsection D.3.b.i and

vi. parking lot landscaping, as it applies to existing parking lots as of the effective date of this subsection, as specified in subsection D.32.cb.

~~of this section where an applicant's request for a minor variation demonstrates to the satisfaction of the director all of the following:~~

i. b. Burden of Proof. To be granted a minor variation, the applicant shall show, to the satisfaction of the director of planning:

i. that ~~the~~ application of these standards would result in practical difficulties or unnecessary hardships inconsistent with the goals of the Rowland Heights Community Plan;

ii. that ~~there~~ are exceptional circumstances or conditions applicable to the subject property or to the intended development of the property that do not generally apply to other properties within the District; and

iii. that ~~G~~granting the requested minor variation will not be materially detrimental to properties or improvements in the area or contrary to the goals of the Rowland Heights Community Plan.

~~b.~~ c. Procedure. The procedure for filing a request for a minor variation shall be the same as for a yard modification as provided in Section 22.48.180.

~~c.~~ i. All property owners within ~~400~~ 200 feet of the subject property shall be notified in writing of the requested minor variation not less than 20 days prior to the date the director takes action on the request.

d. A minor variation shall not deviate more than 25 percent from the applicable development standards identified in subsection D.56.a.

7. Variance required. Modification of standards contained in subsections D.2.c through D.2.j, D.4, and D.5 of this section shall require a variance, as provided in Part 2 of Chapter 22.56.

68. Recreational Vehicle Parking -- Residential and Agricultural Zones.

a. Definition. As used in this subsection D-~~68~~, "recreational vehicle" means a camper, camp trailer, travel trailer, house car, motor home, trailer bus, trailer coach or similar vehicle, with or without motive power, designed for human habitation for recreational or emergency occupancy. A recreational vehicle includes a boat, other watercraft, snowmobile, off-road vehicle that cannot legally be driven on public streets, and other similar types of vehicles. A trailer, whether open or enclosed, used to carry or tow property such as animals, boats or other watercraft, snowmobiles, off-road vehicles, racecars or other similar vehicles is also a recreational vehicle. Where a recreational vehicle is on or attached to such a trailer, they shall together be considered one recreational vehicle. A recreational vehicle shall not include a pickup truck used for transportation to which a camper shell has been attached.

b. A recreational vehicle may be kept, stored, parked, maintained, or otherwise permitted on a lot or parcel of land in Zones A-1, A-2, R-1, R-2, R-3, R-4, R-A, and RPD subject to the following restrictions:

i. A recreational vehicle shall not be kept, stored, parked, maintained, or otherwise permitted within five feet of the front lot line or corner side lot line;

ii. No portion of a recreational vehicle exceeding 36 inches in height shall be kept, stored, parked, maintained, or otherwise permitted within 10 feet of the front lot line or corner side lot line;

iii. No more than one recreational vehicle may be kept, stored, parked, maintained, or otherwise permitted in the front yard, corner side yard, or any additional area situated between the corner side yard and the rear lot line;

iv. No recreational vehicle shall be kept, stored, parked, maintained, or otherwise permitted in a manner that prevents access to any required covered parking on the same lot or parcel of land;

v. A recreational vehicle may be kept, stored, parked, maintained, or otherwise permitted only on premises owned or occupied by the owner of the vehicle;

vi. No disabled or otherwise nonfunctional recreational vehicle shall be kept, stored, parked, maintained, or otherwise permitted in the front yard or corner side yard;

vii. A recreational vehicle shall be kept, stored, parked, maintained, or otherwise permitted so as to maintain unobstructed line-of-sight for pedestrians and motorists using the public right-of-way; and

viii. A recreational vehicle shall be kept, stored, parked, maintained, or otherwise permitted so as not to constitute a health or safety hazard.

c. A yard modification may be filed with the director pursuant to Section 22.48.180 to authorize the parking or storing of a recreational vehicle within 10 feet of the front lot line or corner side lot line; provided, however, that under no circumstances shall a recreational vehicle be parked closer than five feet from the front or corner side lot lines. An application for a yard modification under this subsection shall be supported by evidence substantiating that the requested modification is necessary due to topographic features or other conditions in that compliance with the 10-foot setback line

would create an unnecessary hardship or unreasonable regulation or where it is obviously impractical to require compliance with the setback line. The director may approve a yard modification if the director finds that parking or storing a recreational vehicle at the proposed location will not compromise pedestrian or motorist line-of-sight or other applicable safety standards as determined by the director, and that the applicant has substantiated to the satisfaction of the director that, due to topographic features or other conditions, compliance with the 10-foot setback line would create an unnecessary hardship or unreasonable regulation or where it is obviously impractical to require compliance with the setback line.

E. Area-specific Development Standards (Reserved).

F. Public Information. A report or reports listing permit and plot plan applications received by the department of regional planning shall be generated and distributed to any community group that requests such a report, and to other such groups or persons who might, in the director's judgment, be appropriate to receive the report(s). The report(s) shall list types of permit/approval applications received, a brief project description, the name of the property owner or applicant, and the address of the proposed project. Copies of the report shall be periodically provided to the aforementioned community groups and individuals in a manner and frequency determined by the director, and arranged for in advance with the community group or individual receiving the report. The department shall provide the report(s) on a monthly basis.

SECTION 2. Upon the effective date of this ordinance, Interim Ordinance No. 2003-0025U, as amended by Interim Ordinance Nos. 2003-0035U and 2004-0021U, shall terminate and shall be of no further force and effect.

COMPARISON OF ROWLAND HEIGHTS CSD OPTIONS

MEDIATOR'S ALTERNATIVE**

OPTION C

EXISTING CSD

STATUS:		Board Adoption 11/27/01	RPC Approved	Mediator's Alternative
Date Introduced:			22-Jan-04	28-June-04
Originated By:			Staff	Mediator
Basis:			For 1/07/04 Community Mtg.	Prepared after discussions with community representatives and groups, and county staff; for the 7/20/04 Board hearing
SUMMARY DESCRIPTION:	Development Standards		Discretionary Director's Review with intensification provision and CUP	Discretionary Director's Review for large restaurants; Ministerial Plot Plan Review (for projects that conform to new standards); and Variance (for projects that do not conform to new standards)
APPLICABLE ZONES:	Commercial		Commercial and Industrial	Commercial and Industrial
Thresholds Based On:	N/A		Trip Generation	Lot size and/or floor area (new restaurants)
CUP Threshold At:	N/A		Projects (construction with additional floor area) ≥500 net daily trips	N/A
Minor CUP Threshold At:	N/A		N/A	N/A
Discretionary Director's Review Threshold At:	N/A		Use intensification and/or interior remodel where no floor area added and generates ≥500 net daily trips	New restaurants >2,500 sq. ft. (new construction or intensification of existing use)
USE LIMITS:	N/A		N/A	On properties ≤ 30,000 sq. ft., restaurants are prohibited for projects resulting in new construction or intensification of use where the lot coverage exceeds 33%. Take-out only food establishments shall provide parking for each three persons based on the occupant load and must provide a minimum of 10 spaces.
ADDITIONAL DEVELOPMENT STANDARDS:				
Setbacks (Min.)	10 ft. from front property line	20 ft. from public street; 35 ft. for bldgs. > 20 ft. high		20 ft. setback along major/secondary highways; 15 ft. setback along local/collector streets; Corner setback -triangular area measured 30 ft. from the point where the two property lines intersect; Zero lot line- required zero setback from rear and interior property lines where feasible on corner properties only where adjoining commercially zoned property
Height Limits	35 ft. for C-1 and C-2 zones; 45 ft. for C-3 zone	N/A (Existing countywide and CSD height limits: 35 ft. for C-1 and C-2 zones; 45 ft. for C-3 zone)		Existing countywide and CSD height limits apply, but properties fronting on Colima are limited to 2 stories within 300 ft. of Colima, beyond 300 ft. from Colima, a 3rd story is allowed provided it is limited to office uses.
Landscape (Min.)	10% of net lot area; 5% of unenclosed parking area	15% of net lot area for < 1 acre; 10% of net lot area for ≥ 1 acre		15% of net lot area for ≤ 30,000 sq. ft.; 10% of net lot area for > 30,000 sq. ft.; Landscaping standards relating to size of trees, shrubs, and placement of landscaping are included.
Lot Coverage (Max.)	90%	33%		40% with limited exemption for upper floor overhang (non-occupied space with a width no greater than 5 ft. and used only for access purposes).
Floor-Area Ratio (Max.)	N/A	0.5		N/A
Ingress/Egress Lane	N/A	Parcel has 600 ft. or more continuous street frontage (on one street)		Parcel has 600 ft. or more continuous street frontage (on one street)
Architectural Features	N/A	25% of a building's exterior walls		25% of a building's exterior walls
Minor Variation Procedure (to modify additional standards)	For signage standards and parking lot landscaping	Not applicable to new standards		Not applicable to new standards

COMPARISON OF ROWLAND HEIGHTS CSD OPTIONS

****NOTES:**

Public Information - Report(s) listing permit and plot plan applications received by the department will be generated and distributed to any community groups/persons that requests such a report. The report(s) will list types of permit/approval applications received, a brief project description, the name of the property owner or applicant, and the address of the proposed project.

Public Notice - Public notices, when required, will be provided to properties within a 500 ft. radius for discretionary review applications, in addition to community groups/persons requesting the notice.

Discretionary Director's Review process - Application Submittal → Notice to property owners within a 500 foot radius → 15 day comment period → Director makes determination and provides notice of action to applicant and any party who provided comments → Director's action may be appealed to the Planning Commission and/or called up for review by the Planning Commission → if appealed, the Planning Commission would conduct a public hearing and make a decision - the Planning Commission's action may be appealed to the Board of Supervisors and/or called up for review by the Board - if appealed or called up, the Board of Supervisors would conduct a public hearing and make a final decision.

Variations from new standards - the County variance process would be required.